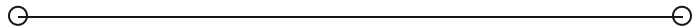


PROPOSAL

Twenty-Five Year Portfolio of Tax Sale Properties Across South Carolina Up to 100

**MAIN STREET ALL SPECIFIED ADDRESSES IN
SOUTH CAROLINA BY WEBSITE LINKS**

Columbia, SC 29201



PRESENTED BY:

GILBERT BRADHAM

Phone: 803.325.1000

gilbert.bradham@svn.com

SC #3844

A fishing rod is mounted on the side of a boat, extending over the water. The background shows a sunset over a lake with a forest of trees in autumn colors. The sky is cloudy and the sun is low on the horizon, creating a warm, golden glow.

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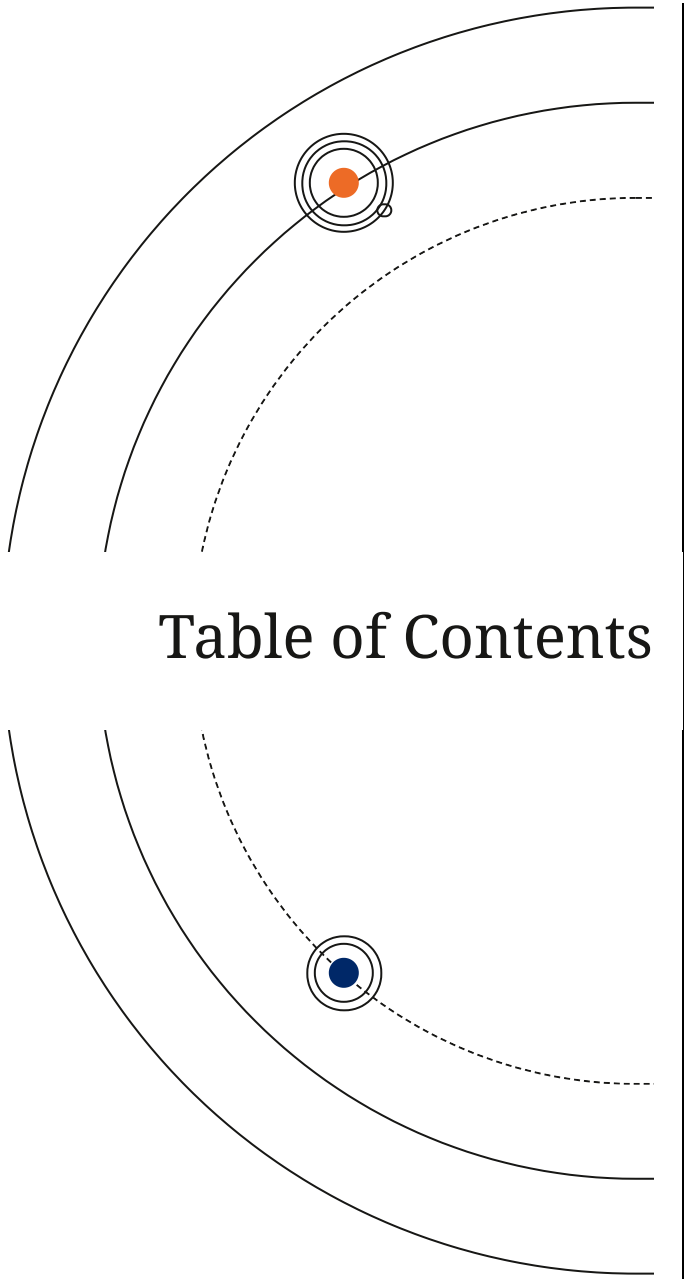


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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY LINKS PAGE ONE | IMPORTANT

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SECTION 1
About SVN

SVN CORE SERVICES & SPECIALTY PRACTICES



SVN® Core Services & Specialty Practices



THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
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SVN[®] by the numbers

We believe in the **power of collective strength to accelerate growth in commercial real estate**. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities.

Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

200+
OWNERS

2,000+
ADVISORS
& STAFF

\$13.2B
TOTAL VALUE OF
SALES & LEASE
TRANSACTIONS

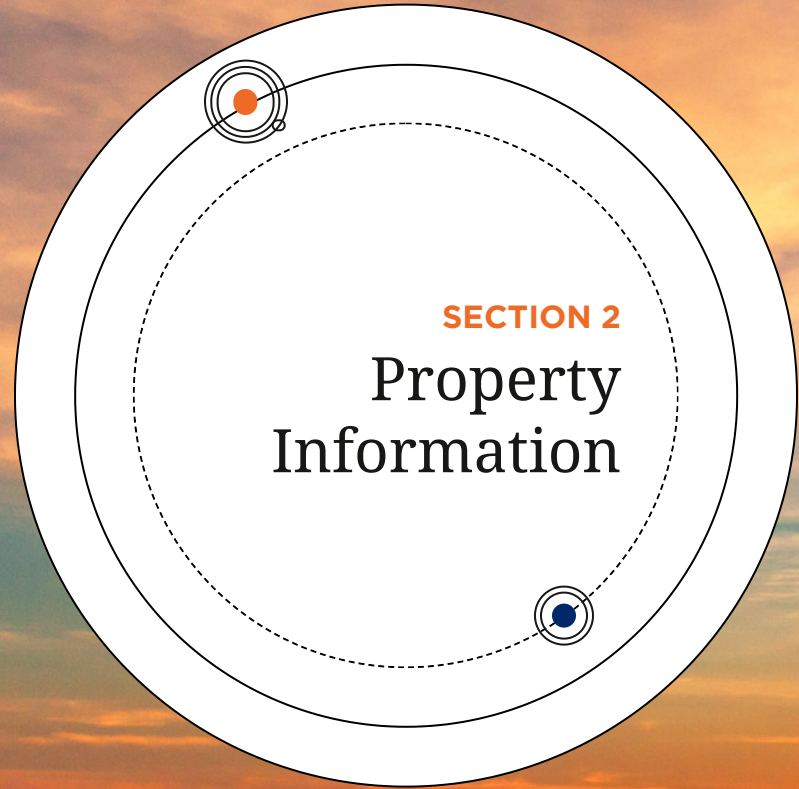
3
GLOBAL OFFICES
& EXPANDING

15
CORE SERVICES
& SPECIALTY
PRACTICE AREAS

66M+
SF IN PROPERTIES
MANAGED

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SECTION 2

**Property
Information**

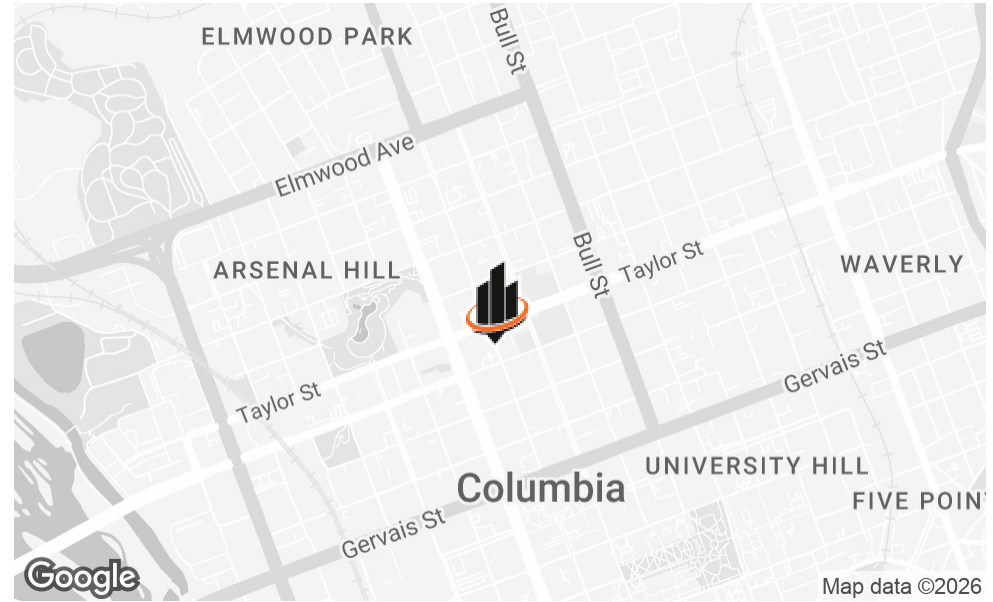


PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|---|
| SALE PRICE: | Whole Scope SC Portfolio Malleable |
| LOT SIZE: | 150 Acres |
| NOI: | \$0.00 |
| CAP RATE: | 0.0% |



PROPERTY DESCRIPTION

Introducing a portfolio of prime investment opportunities in the total scope of a 25 year collection of accumulated properties via links provided. These exceptional properties offer versatile zoning for multifamily and other multiple uses for the tracts, providing a wide range of development possibilities. Spanning across the vibrant landscape of South Carolina, these strategic locations grant access to a wealth of opportunities. With the flexibility to vary the use, investors can tailor the properties to their specific needs. Whether pursuing a multifamily development or exploring other potential ventures, these properties exemplify potential and promise in the thriving South Carolina market. Explore the endless possibilities these properties hold for your investment vision.

Bulk or Broken-Apart Sales Prices | Owner Financing with a strong downstroke. Commission Structure is to be delineated as a Fee Split Between the Listing and the Selling Brokerage if a selling brokerage is involved, whether for the whole portfolio or for divided-off parcels. Should parcels be broken off, the commission structure is SOLELY determined by the SVN|SCRE Advisor, with subsequent splits between brokerages if outside licensed entities are involved. Property transfers at closing or seller financing payoff. Property "AS IS, WHERE IS" no warranties expressed or

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing a portfolio of prime investment opportunities in the total scope of a 25 year collection of accumulated properties via links provided. These exceptional properties offer versatile zoning for multifamily and other multiple uses for the tracts, providing a wide range of development possibilities. Spanning across the vibrant landscape of South Carolina, these strategic locations grant access to a wealth of opportunities. With the flexibility to vary the use, investors can tailor the properties to their specific needs. Whether pursuing a multifamily development or exploring other potential ventures, these properties exemplify potential and promise in the thriving South Carolina market. Explore the endless possibilities these properties hold for your investment vision.

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Lots can be pulled and price adjusted by Addendum, Client Stipulates • Malleable • One has a Co-Owner check on (ALL AS IS, WHERE IS). If broken apart, separate documents, as required, shall be signed for a segregated listing structure. FOR EXPLANATION IN DETAIL, GET IN TOUCH. MASSIVE OPPORTUNITY. Several unrelated links therein. CLICK ON EACH LINK.

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COMPLETE HIGHLIGHTS

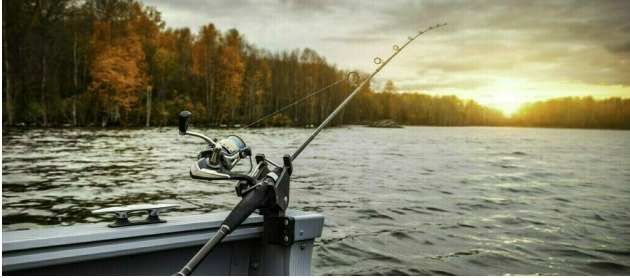


PROPERTY HIGHLIGHTS

- - Zoned for multifamily and other multiple focuses
- - Versatile use with the potential to vary
- - Prime location in the heart of South Carolina
- - Offers diverse development opportunities
- - Strategic positions for investment potential
- - Access to a thriving market in South Carolina
- - Flexibility to tailor to specific investment needs
- - Ideal for multifamily and other investment ventures
- - Whole Enchilada Focus or Small Breakouts to Accelerate
- - Like Cards in a Deck



ADDITIONAL PHOTOS



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in @gilbradhamjr29487
✉ gilbert.bradham@svn.com
globe www.svn-scre.com

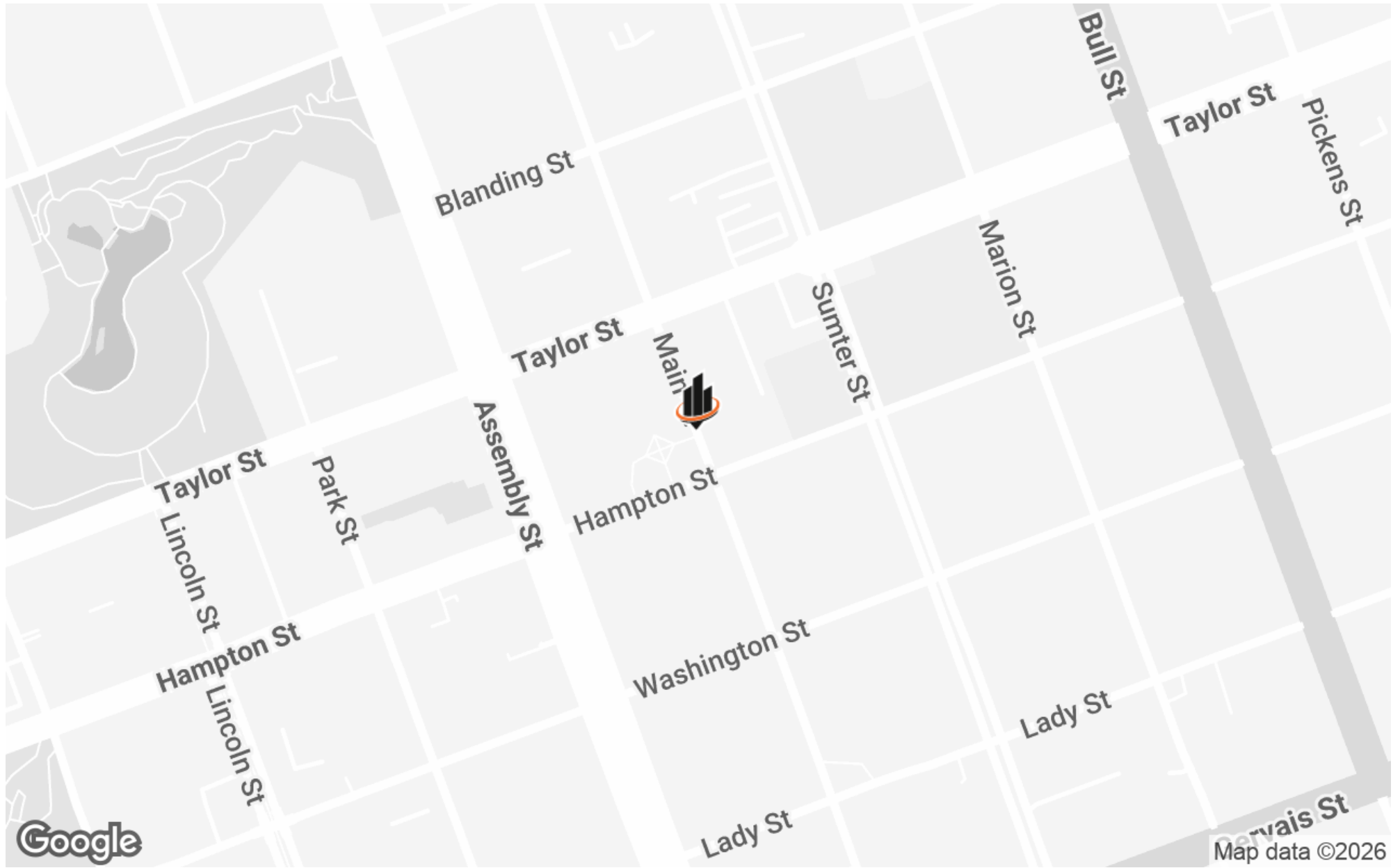
116 E. Main Street, Suite 201 | Rock Hill, SC 29730



REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 4
Advisor Bios



GILBERT BRADHAM

Senior Advisor

gilbert.bradham@svn.com

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political Science with Pre-Law & Legal Subfield
Summa Cum Laude Institutional Honors
CGC M.A. in Intelligence & Securities Studies Graduate May 2023


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